

Butler's

thoughtful estate agency



Sherwood Park Road
Sutton, SM1 2SG

£800,000

5 2 3

Sherwood Park Road

Sutton, SM1 2SG

Nestled in one of the most convenient and coveted roads in central Sutton, this handsome semi-detached Victorian house offers an impressive 2300 sq ft of approximate internal accommodation and has so much to offer, both inside and out. Firstly, we have to talk location. Sherwood Park Road will surpass your expectations, as it's just a quick stroll into the high street, with you having outstanding schooling in close proximity. Buses and Sutton Mainline station are also within a few minutes walk, getting you into the City in under 30 minutes. Despite all of this, sitting in your level, mature rear garden, you'd be forgiven for thinking you were in a more secluded area; a tranquil space for you to enjoy a good book, enjoy the sunshine or even have a few friends over. Inside your home, you'll appreciate the abundance of period features and charm that remain, with the property also possessing an immense amount of potential to create a incredible family home that can be molded into your own personal taste. The layout of the ground floor offers a huge amount of versatility, with two extremely spacious reception rooms, conservatory and a large kitchen/breakfast room. There is scope to either change around the internal accommodation, keep as is, or even go the extension route in the future as some of the neighbors have - subject to the relevant permissions. Upstairs, there is also opportunity in abundance, with five double bedrooms, family bathroom and en-suite. On the second floor there is also the option to split the front room into two - creating a further sixth bedroom or even an office, dependent on your needs. Back on the ground floor, a cloakroom serves this level, with a useful utility room sitting adjacent to the kitchen. On the outside to the front, the property also boasts a garage/store and large driveway proving off-street parking.

GROUND FLOOR

Vestibule





Hallway

Living Room

15'1 x 13'7 into bay (4.60m x 4.14m into bay)

Dining Room

15'7 x 12'9 (4.75m x 3.89m)

Conservatory

11'1 x 7'8 (3.38m x 2.34m)

Kitchen

12'4 x 12'4 (3.76m x 3.76m)

Utility

9'4 x 6'2 (2.84m x 1.88m)

Cloakroom

6'2 x 5'5 (1.88m x 1.65m)

FIRST FLOOR

Landing

Bedroom

18'8 x 12'4 (5.69m x 3.76m)

Bedroom

12' x 11'10 (3.66m x 3.61m)

Bedroom

11'10 x 11 maximum (3.61m x 3.35m maximum)

Bathroom

10'6 x 6'3 (3.20m x 1.91m)

SECOND FLOOR

Landing

Bedroom

24'3 x 18'10 (7.39m x 5.74m)

Bedroom

13'1 x 11'10 (3.99m x 3.61m)

En-Suite

8' x 5'3 (2.44m x 1.60m)

OUTSIDE

Driveway

Rear Garden

Garage/Store

13'1 x 6'7 (3.99m x 2.01m)



Floor Plan

Approximate Gross Internal Area 2294 sq ft - 213 sq m (Excluding Garage)

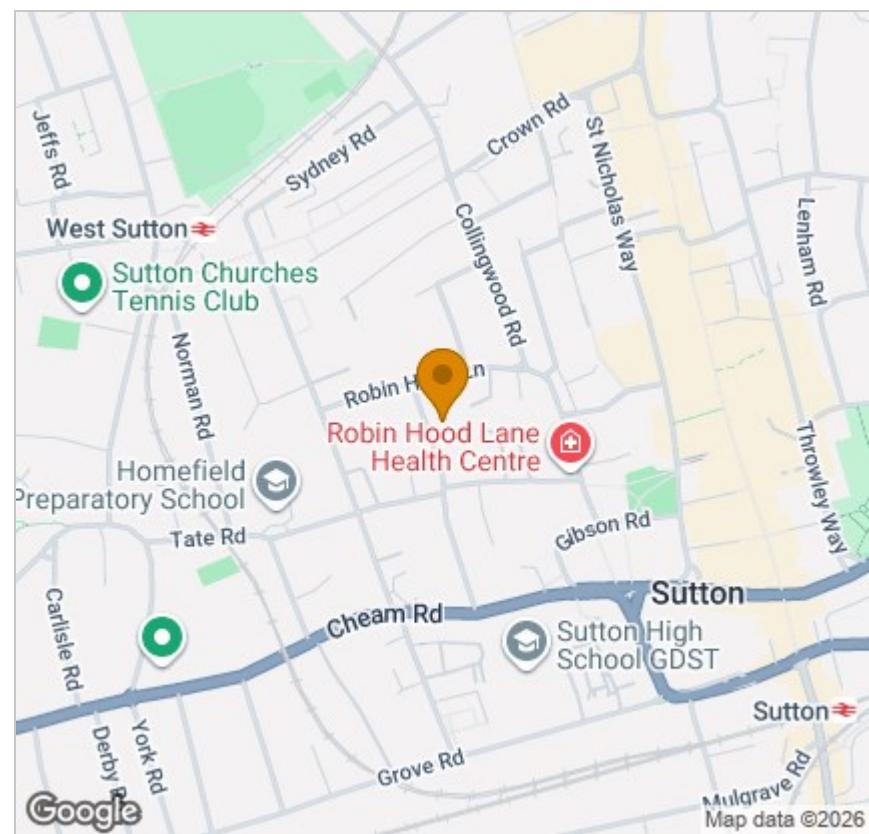
Ground Floor Area 914 sq ft - 85 sq m
First Floor Area 742 sq ft - 69 sq m
Second Floor Area 638 sq ft - 59 sq m
Garage Area 86 sq ft - 8 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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